

Magnolia



Magnolia Townhomes



Magnolia Duo

A Two-Property, 79-Unit, Value-Add Multi-Housing Portfolio
Opportunity in Sherman Oaks, CA



Jones Lang LaSalle Americas, Inc.
("JLL"), Real Estate License #01223413

The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale the Magnolia Duo (the “Portfolio”), a rare 79-unit Portfolio located in the coveted Sherman Oaks neighborhood of Los Angeles, CA. The Magnolia Duo consists of two separate assets located three-blocks from one another along Magnolia Boulevard: Magnolia, 49 one- and two-bedroom homes and Magnolia Townhomes, 30 three- and four-bedroom homes.

Delivered in 2013–2014, the Magnolia Duo introduced luxury rental living to the high barrier to entry Sherman Oaks neighborhood, and as a result has exhibited a history of strong performance evidenced by trailing–3 month average occupancy of ±99%. The Portfolio offers residents expansive, open floor plans averaging ±1,381–SF that are still in original condition and therefore are ripe for renovation to modern standards. Key in-unit renovation possibilities include new stainless–steel appliances, quartz countertops, luxury cabinetry and hardware, replacement of bedroom carpeting with high-quality vinyl plank flooring, tiled

walk-in showers amongst others in order to close the gap to new construction rents. Outside of the home, Magnolia features a full suite of community amenities including a relaxing pool and spa, fitness center, community lounge, business center and more. Both communities feature lush landscaping in resident courtyards, outdoor BBQ grills and al-fresco dining, and ample access-controlled on-site parking.

The Magnolia Duo presents an exclusive opportunity to acquire a diverse, quality unit mix in the high cost of living Sherman Oaks neighborhood. With an average single-family home sales price in Sherman Oaks of \$2.1M, “±40% above the Los Angeles average,” the Portfolio holds desirable market positioning offering tenants access to this sought-after neighborhood at a fraction of the price of homeownership. Additionally, over the past five years, only three new multi-housing projects have been delivered in Sherman Oaks (±2% of inventory) resulting in a favorable supply-demand imbalance.

Portfolio Unit Mix

Type	# of Units	% of Mix	Avg. SF	Total SF
1x1	18	23%	±890	±16,020
2x2	31	39%	±1,178	±36,518
Mrkt. Subtotal	49	62%	±1,072	±52,538
3x2 RSO	15	19%	±1,708	±25,620
4x3 RSO	15	19%	±2,062	±30,930
RSO Subtotal	30	38%	±1,885	±56,550
Grand Total	79	100%	±1,381	±109,088



Rare 79-Unit Collection
in Sherman Oaks



\$546/u Value-Add
Renovation Upside



Outsized Tenant Demand
Resulting in ±99% Trailing-3 Month
Average Occupancy



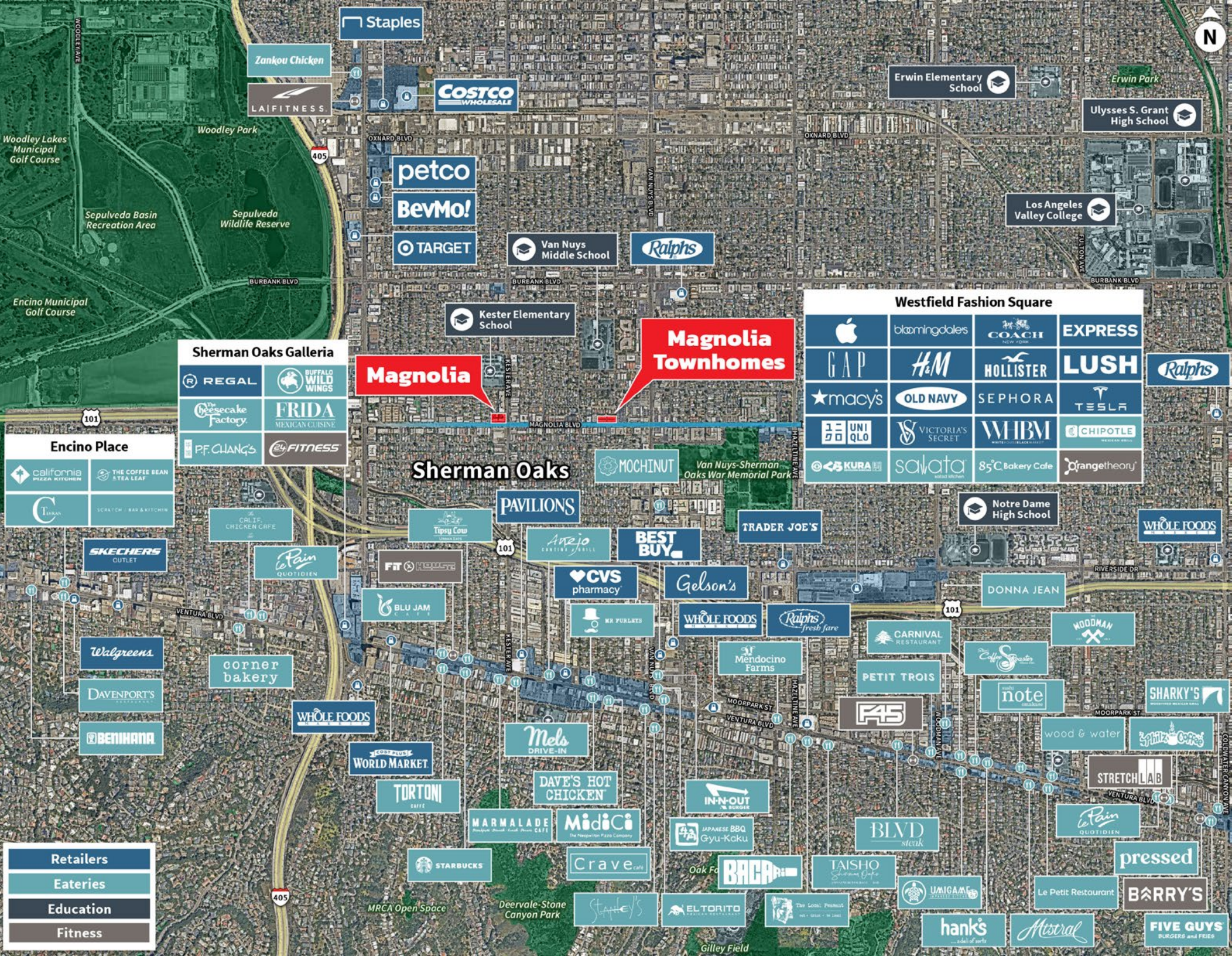
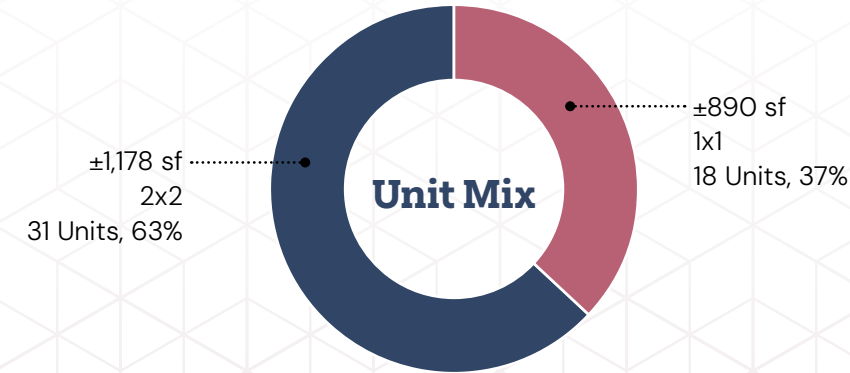
Only Five 50+ Unit Properties
Have Been Delivered in
Sherman Oaks Since 2013



High Barrier to Entry Submarket
with Home Prices ±40% Above
LA Average

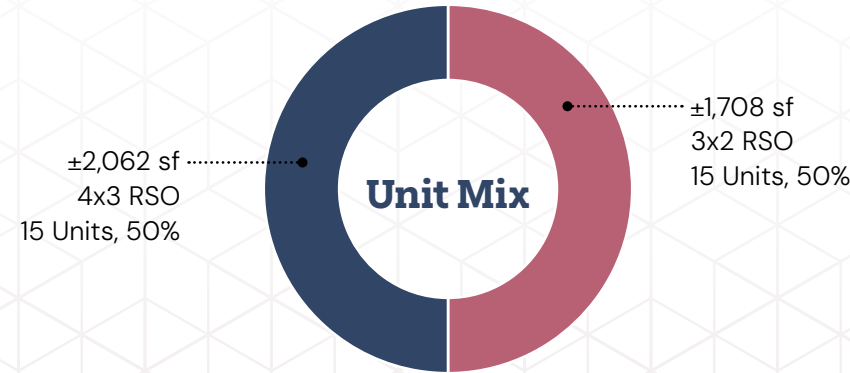
Magnolia
Property Description

Table with 2 columns: Property Details and Values. Rows include Address (14925 Magnolia Blvd), Parcel Number(s) (2250-021-001), Vintage (2013), Acreage (±0.98-AC), Number of Units (49-Units), Building Type (Podium), Average Unit Size (±1,072 SF), Residential Rentable Square Footage (±52,535 SF), RSO (None), and Retail (None).



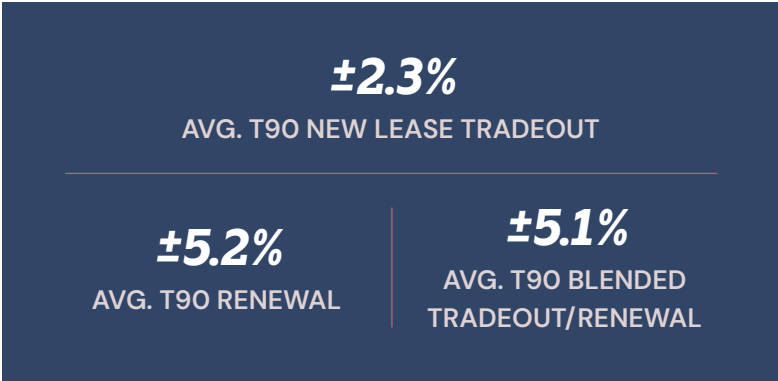
Magnolia Townhomes
Property Description

Table with 2 columns: Property Details and Values. Rows include Address (14625 Magnolia Blvd), Parcel Number(s) (2249-007-022), Vintage (2014), Acreage (±2.37-AC), Number of Units (30-Units), Building Type (Podium), Average Unit Size (±1,885 SF), Residential Rentable Square Footage (±56,562 SF), RSO (30-Units), and Retail (None).

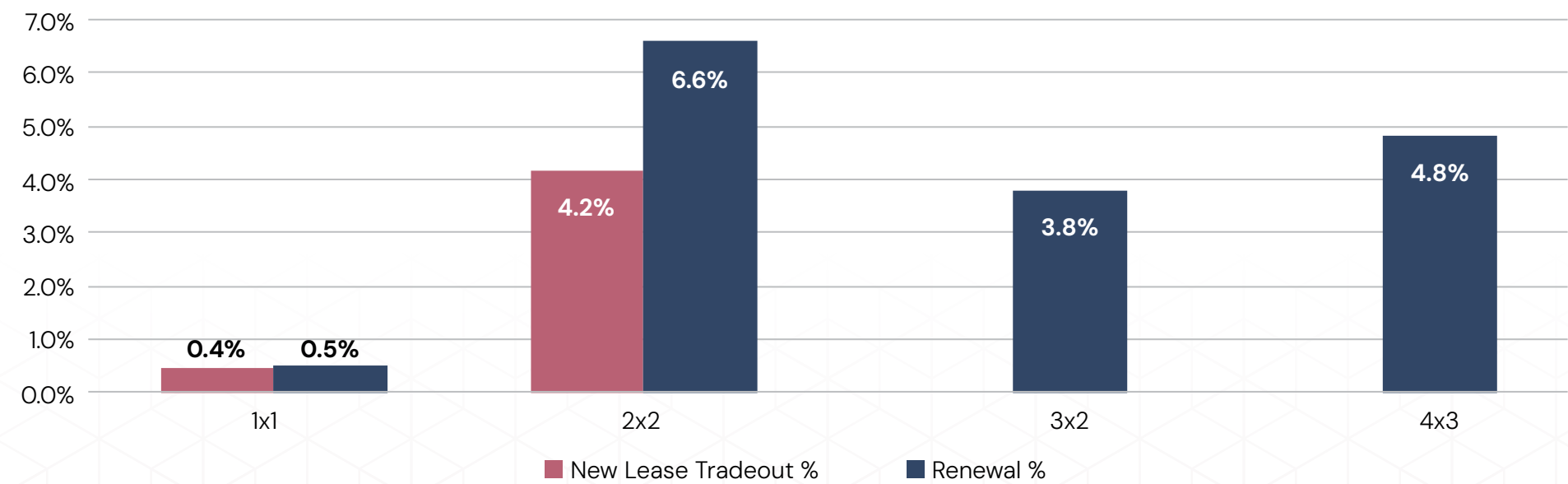


Activated Sherman Oaks Location Drives Tenant Demand...

Over the past 90 days (data as of 10/8/2025), the Magnolia Duo has exhibited impressive ±2.3% average new lease tradeouts and ±5.2% average renewals, evidence of pricing power enabled by the Portfolio’s locational advantage and high-quality of living offered to Sherman Oaks’ affluent renters.



Effective Lease Tradeouts (T90 as of 10.8.2025)



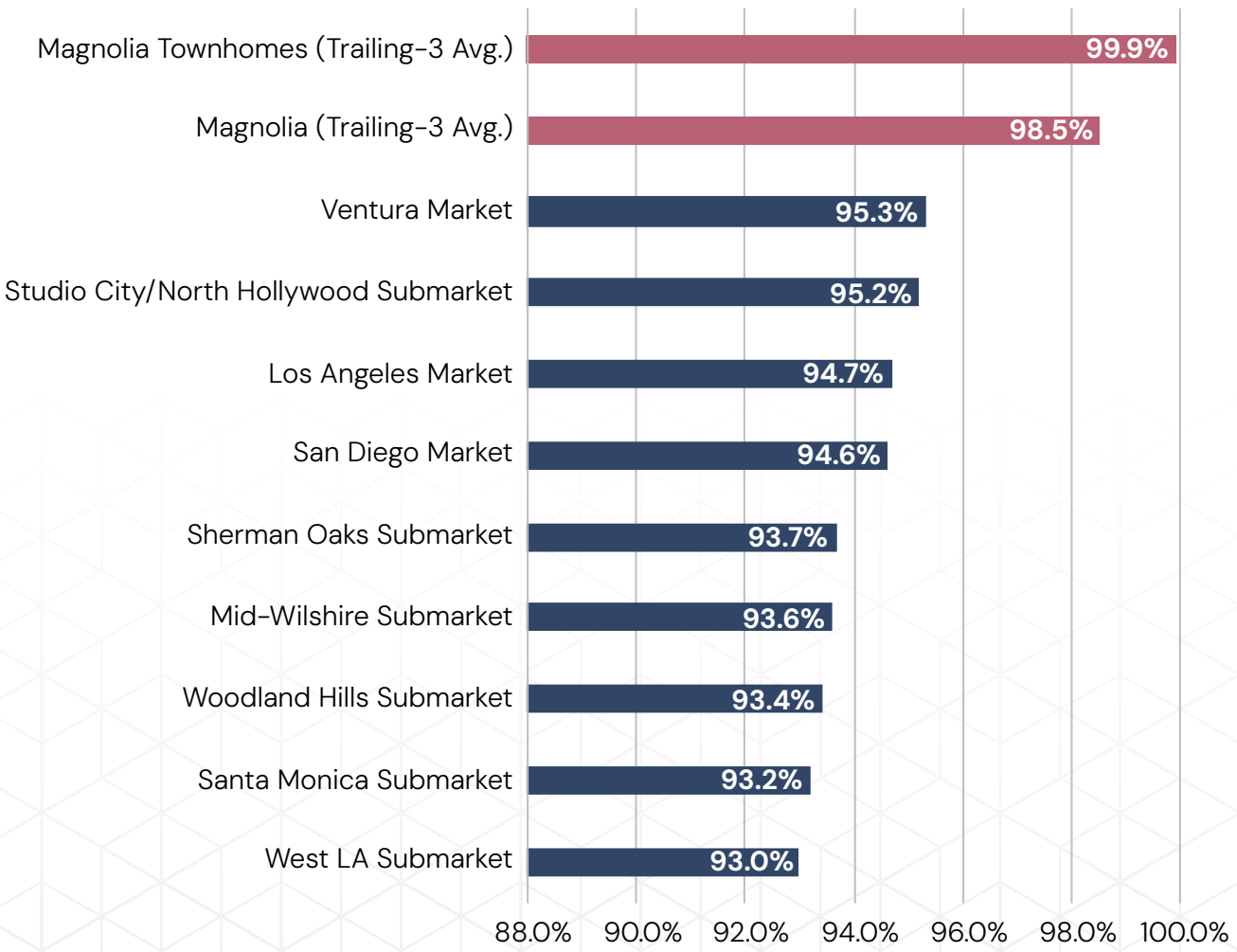
Type	NEW LEASE TRADEOUTS					RENEWALS					BLENDED TOTAL				
	%	\$	#	\$/u	\$/SF	%	\$	#	\$/u	\$/SF	%	\$	#	\$/u	\$/SF
1x1	0.4%	\$13	1	\$2,938	\$3.30	0.5%	\$15	1	\$2,960	\$3.26	0.5%	\$14	2	\$2,949	\$3.28
2x2	4.2%	\$150	1	\$3,750	\$3.22	6.6%	\$221	7	\$3,661	\$3.14	6.3%	\$212	8	\$3,672	\$3.15
3x2	-	-	-	-	-	3.8%	\$162	3	\$4,539	\$2.40	-	-	-	-	-
4x3	-	-	-	-	-	4.8%	\$212	3	\$4,750	\$2.30	-	-	-	-	-
Grand Total (T90)	2.3%	\$82	2	\$3,344	\$3.26	5.2%	\$192	14	\$4,033	\$2.81	5.1%	\$173	10	\$3,528	\$3.18

...Leading to Long-Term Outperformance

The Magnolia Duo provides favorable rental housing in the expensive and prominent single-family submarket of Sherman Oaks. As a result, the Portfolio has exhibited strong fundamentals, evidenced by the ±100% and ±99% trailing-3 month average occupancy rates at Magnolia Townhomes and Magnolia, respectively.



Occupancy Comparison (%)



Current Unit Interiors & Amenities Present an Ample Opportunity for Renovation Upside

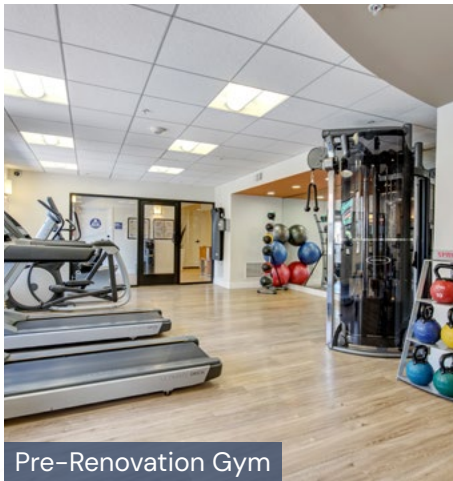
Delivered in 2013–2014, the Magnolia Duo introduced a luxury experience typically reserved for the for-sale segments, with apartment homes featuring large open floor plans, thoughtful design, and an open-air feel. Today, unit interiors are ripe for renovation in order to close the gap to top-of-market Sherman Oaks comparables such as Metro at Sherman Oaks (112-units, 2013-vintage) and The Residences at 5020 (51-units, 2023-vintage) which both display current asking rents in the low-mid-\$3 PSF range, upwards of 27% above in-place levels at the Magnolia Duo.



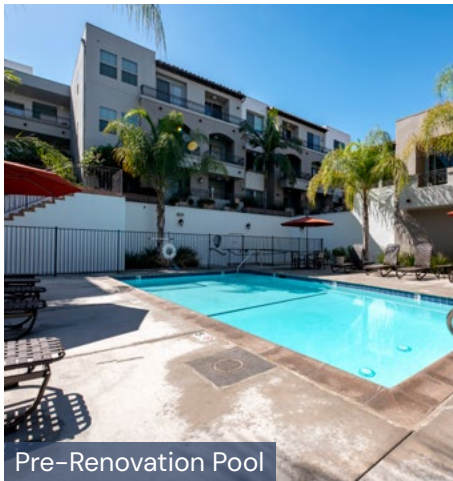
Pre-Renovation Bathroom



Pre-Renovation Kitchen



Pre-Renovation Gym



Pre-Renovation Pool



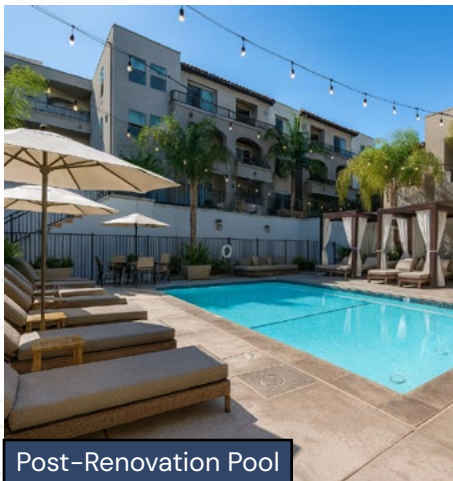
Post-Renovation Bathroom



Post-Renovation Kitchen

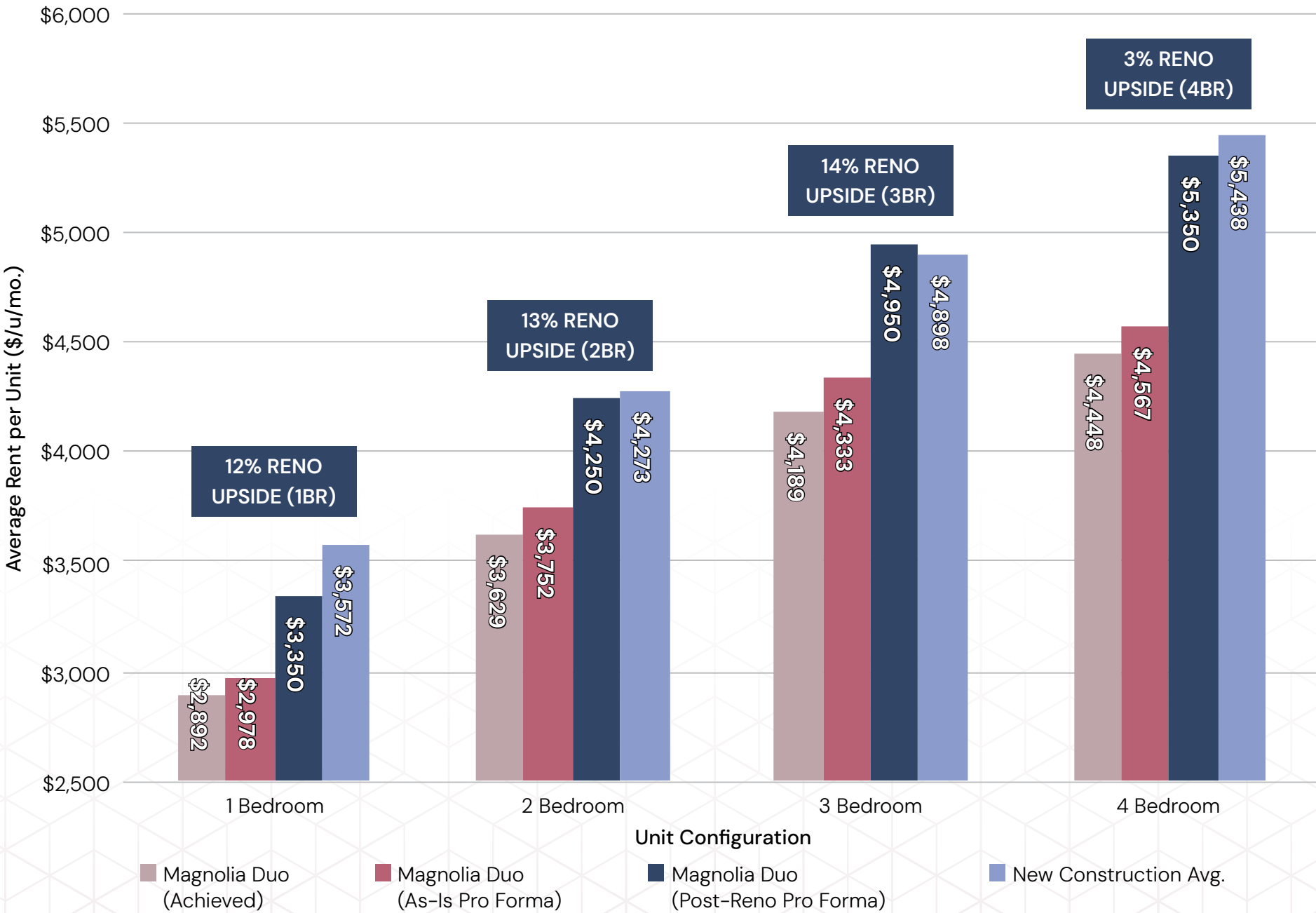


Post-Renovation Gym



Post-Renovation Pool

Renovation Upside Comparison (Per Unit)



Curated Amenity Collection Leads to an Enduring Advantage

Magnolia Amenity Collection

- BBQ/Picnic Area
- Business Center
- Clubhouse
- Gold LEED Certified
- Pool & Spa
- Recreation Room
- Fitness Center



Magnolia Townhomes Amenity Collection

- BBQ/Picnic Area
- Controlled Access Parking
- Two-Car, Direct Access Garage
- Expansive Three-Story Homes



Lack of Supply Insulates the Magnolia Duo from Competition

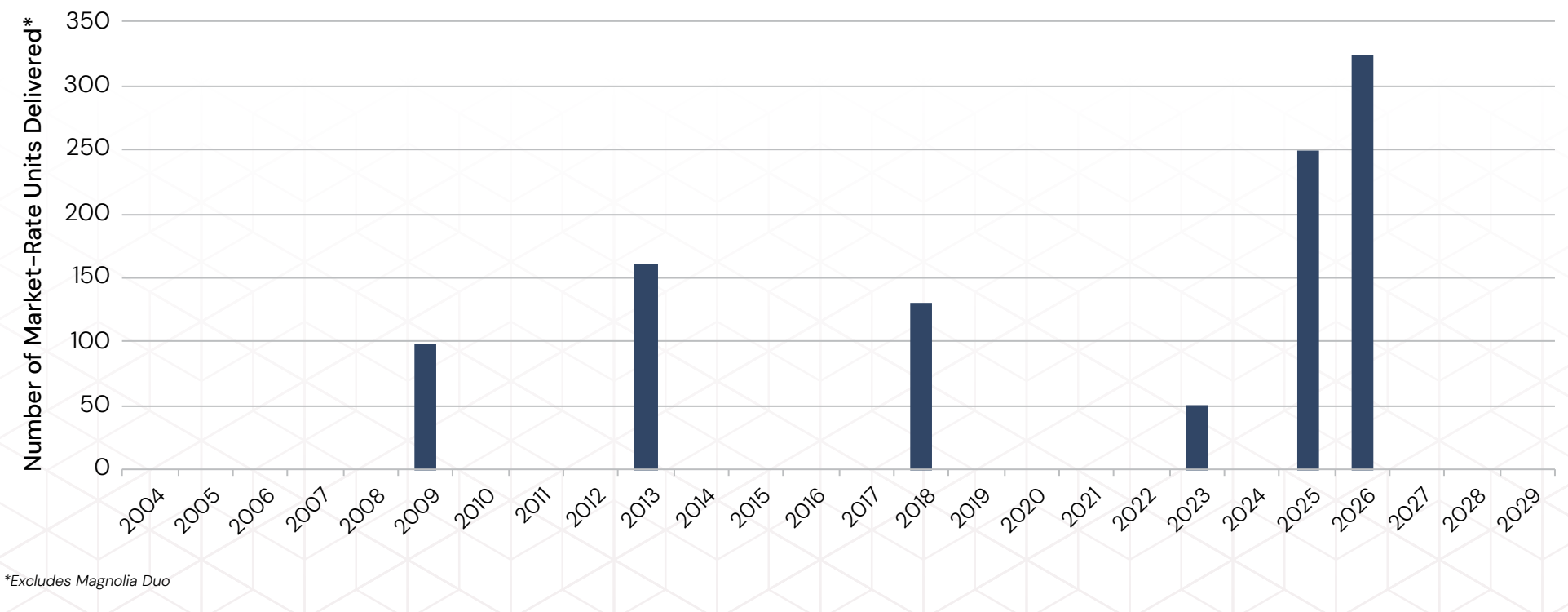
Sherman Oaks is one of the highest barriers to entry submarkets in terms of both rental and for-sale housing. Since 2013, only three 50+ unit properties have delivered in the submarket. There is currently only one 50+ unit project under construction in Sherman Oaks, setting the stage for optimal future growth prospects.

Only ±1.2%
INCREASE IN SUPPLY SINCE 2013

No New
CONSTRUCTION STARTS
SINCE Q1 2024

Only One
PROJECT CURRENTLY UNDER CONSTRUCTION (VIA
AVANTI, IMT RESIDENTIAL, 325-UNITS COMING 2026)

Sherman Oaks Supply Pipeline (50+ Units)



Sherman Oaks is One of the Most Desirable Neighborhoods in Los Angeles

Sherman Oaks is an upscale neighborhood in the San Fernando Valley, situated between the Hollywood Hills and Ventura Boulevard, with a population of approximately 65,000 across 9.15 square miles. The area is home to an affluent resident base, earning \$111,000 annually on average, well above the LA Metro. Sherman Oaks is known for its tree-lined residential streets and the bustling Ventura Boulevard commercial corridor, and as a result has become one of the priciest single-family home markets in Los Angeles, with home values upwards of $\pm 40\%$ than elsewhere in the region. Sherman Oaks attracts entertainment industry professionals due to its proximity to major studios like Universal and Warner Bros. The neighborhood features strong consumer demand with Ventura Boulevard serving as a key retail spine, anchored by the $\pm 1.2\text{M-SF}$ Sherman Oaks Galleria.

Sherman Oaks Galleria

Located at the intersection of Ventura Boulevard and Sepulveda Boulevard, the Sherman Oaks Galleria is an expansive lifestyle center that was renovated in the early 2000s. The $\pm 1.2\text{M-SF}$ center features over 100 stores anchored by major retailers including Nordstrom, Macy's, and Target.



NORDSTROM

★ macy's

TARGET

P.F. CHANG'S

REGAL



Ventura Boulevard Shops & Dining

Ventura Boulevard is a prime 4-mile commercial corridor serving as one of the San Fernando Valley's most successful retail strips, with daily traffic exceeding 40,000 vehicles and surrounded by affluent demographics. The boulevard features a walkable mix of upscale dining, boutiques, and professional services in low-rise buildings.

Near the World-Famous Universal Studios

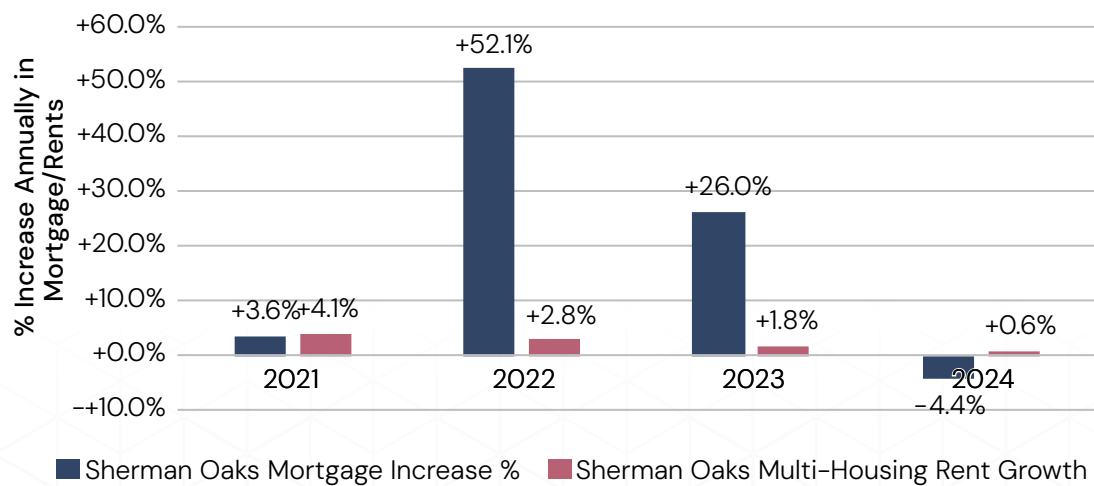
Located minutes from Sherman Oaks is Universal Studios, a 415-acre theme park with thrilling rides based on blockbuster films (including Harry Potter, Jurassic Park, and Fast & Furious attractions) with behind-the-scenes studio tours of active television and movie production. As one of LA's top tourist destinations, Universal attracts over 9 million visitors annually and generates significant economic impact for the surrounding area.



Affordable Housing Divide Drives Renter Fundamentals

The Magnolia Duo provides much-needed rental housing within an increasingly unaffordable housing submarket, evidenced by the Portfolio's ±99% trailing-3 month average occupancy. Within Sherman Oaks, the average monthly mortgage cost has risen by roughly ±130% since 2021, while multi-housing rents have increased by only ±9%. During 2022 alone, mortgage costs increased ±52% in Sherman Oaks. This widening affordability gap positions the Portfolio to capture sustained rental demand.

Rental Living Cost Advantage Remains High



Sherman Oaks Residential Market Trends

Year	Avg. Sherman Oaks Home Sales Price	National 30-yr Mortgage Avg. Rate	Downpayment (20%)	Monthly Mortgage Principal	Mortgage Increase \$	Mortgage Increase %	Sherman Oaks Multi-Housing Rent Growth
2020	\$1,350,000	3.11%	\$270,000	\$4,619	-	-	-
2021	\$1,426,000	2.96%	\$285,200	\$4,784	\$165	3.60%	4.10%
2022	\$1,630,000	5.34%	\$326,000	\$7,277	\$2,493	52.10%	2.80%
2023	\$1,757,500	6.81%	\$351,500	\$9,172	\$1,895	26.00%	1.80%
2024	\$1,695,000	6.72%	\$339,000	\$8,769	(\$403)	-4.40%	0.60%
2025	\$2,048,000	6.76%	\$409,600	\$10,641	\$1,872	21.30%	TBD



MARKET RENTS AT MAGNOLIA DUO REFLECT A
±65%
DISCOUNT TO HOMEOWNERSHIP

Homeownership Premium Summary

Average Home Sales Price in Sherman Oaks	\$2,048,000
Mortgage Type	30-yr Fixed
Current APR (2)	6.16%
Down (%)	20%
Down (\$)	\$409,600
Monthly Mortgage Payment	\$9,995
Taxes 1.19969%	\$2,025
Repairs & Maintenance	\$400
Total Monthly Cost of Homeownership	\$12,420
Post-Reno Market Rent at the Magnolia Duo	\$4,307
Discount to Homeownership (%)	65%

(1) Per RedFin Housing Index, Sherman Oaks Submarket
(2) US Bank Lending, 30-Yr Fixed-Rate Jumbo as of 10/1/2025



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